

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R25046

8/9

Property Information

property address: 2106 ELMWOOD  
legal description: CULPEPPER MANOR #1, BLOCK 1, LOT 3  
owner name/address: ROBERTSON, JEARELL M & DEBRA K  
2106 ELMWOOD DR  
BRYAN, TX 77802-1811  
full business name: E  
land use category: Single Family Res type of business: Single Family Home  
current zoning: RD-7 occupancy status: Occupied  
lot area (square feet): 9750 frontage along Texas Avenue (feet): n/a  
lot depth (feet): 130 sq. footage of building: 2380  
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards  
70 ft.

Improvements

# of buildings: 1 building height (feet): 10 # of stories: 1  
type of buildings (specify): Brick

building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) \_\_\_\_\_

approximate construction date: 1957 accessible to the public: ☐ yes ☒ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no  
other improvements: ☐ yes ☒ no (specify) Wooden Fence  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use  
# of signs: \_\_\_\_\_ type/material of sign: \_\_\_\_\_  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 4  
lot type: ☐ asphalt ☒ concrete ☐ other \_\_\_\_\_  
space sizes: \_\_\_\_\_ sufficient off-street parking for existing land use: ☒ yes ☐ no  
overall condition: Two Lane Drive  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

### Curb Cuts on Texas Avenue

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

### Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: trees in front

### Outside Storage

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no

### Other Comments:

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